Proposed Talking Stick Resort Arena Renovation
Preliminary Cost Estimates

January 17, 2019

Building Area / Item	Preliminary Cost Estimate (in millions)	Description
Seating Bowl	$14.81	The majority of arena seats are located in the seating bowl. Proposed improvements in the seating bowl include replacing (as needed) and resurfacing/recoating the treads and risers (stairs and platforms where the seats are located) in the lower level and upper level of the arena. The seats are mounted to the concrete treads and risers within the seating bowl. As part of the replacing and resurfacing/recoating the treads and risers, there will be some resulting seat replacement required due to damage to seats during the process. In addition, new vomitories (hallways / entrances to seating sections) will be added, as well as opening the concourse in the corners of the arena to provide views to the event floor. Other proposed improvements include ADA upgrades, new or repaired railings, and a new house reduction system which will allow for various event configurations and a potential increase in the number of non-sporting events. A significant portion of this scope of work reflects arena infrastructure and/or safety-related improvements.
Event Level	$13.17	The event level includes areas of the arena locker rooms, practice facility (current), storage areas, star lounges/green rooms for concert performers, and courtside seats/clubs. Proposed renovations in this area include improved storage and other operational / logistical needs, such as circulation improvement. This scope also includes renovated locker rooms, VIP/premium spaces, and the repurposing of the current practice courts to allow space for other programming, including much needed storage and circulation.

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Main Concourse	$9.80	The main concourse encircles the main level of the arena, providing the majority of circulation for the arena. It is the primary access point for lower level seats and contains many fan amenities and concessions. At less than 600,000 square feet, the arena is small by current NBA arena standards. This renovation will address constrained concourses by expanding to the east and west, creating more space where it is most needed by fans. Renovations on this level include much needed logistical improvements, like a new commissary and food loading dock. In addition, the concourse will be significantly expanded with more concessions and improved circulation critical for loading and unloading the arena. A significant portion of this scope of work reflects arena infrastructure improvements.
Lower Suite Level A	$7.21	Some suite inventory will be converted into new, more in-demand large common areas. This scope also includes club upgrades and logistical renovations such as improved circulation and back-of-house spaces. This scope of work reflects suite level improvements. The Suns would be responsible for suite improvements.
Upper Suite Level B	$4.21	Proposed improvements include connecting current clubs and lounges with a new seating area. In addition, access, storage and circulation will be improved, and finishes will be refreshed. This scope of work reflects suite level improvements. The Suns would be responsible for suite improvements.

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Upper Concourse	$4.88	Proposed improvements to the upper concourse include improved circulation by widening the concourse. This portion of the renovation will greatly improve movement and patron access to seating, concessions, and restrooms. Other proposed improvements include improving access to the arena commissary, new and renovated concession stands, and storage improvements. A significant portion of this scope of work reflects arena infrastructure improvements.
Roof and Structural Upgrades - Rigging System	$5.01	Structural building repairs to strengthen the arena steel roof trusses and upgrades to support an improved rigging system, which is a critical component of staging concerts, family shows, etc. Also proposed are essential roof repairs.
Exterior Wall and Building Envelope	$17.63	This proposed scope of work will improve building efficiency and enhance the architecture and streetscape appeal of the facility. The proposed improvements are expected to reduce energy demand by providing a new building skin to the exterior envelope that self-shades the arena, while also improving the pedestrian experience.
Technology & Security	$18.65	Much of the current technology at the arena has exceeded its useful life. Many technology items in the facility are more than a decade old and require replacement. Proposed improvements include CCTV security system upgrades, new multi-function video board, ribbon board, and digital control room.

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Signage and Graphics	$1.91	Proposed improvements include enhanced wayfinding, advertising, and other patron communications improvements throughout the arena.
Other		
FF&E / Artwork / Food Service & Equipment Upgrades	$26.37	This portion of the scope replaces worn and non-functioning furniture, fixtures and equipment throughout the arena. Replace and add artwork throughout the facility. Repair food service areas and replace aged and inefficient equipment, providing essential food service infrastructure to support the new arena commissary on the main concourse as well as to replace and upgrade the food service equipment in each of the more than thirty concession stands throughout the arena.
Vertical Circulation (Elevators & Escalators)	$11.67	New and repaired elevators and escalators for arena operations and patrons to improve vertical circulation throughout the arena.

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Mechanical, Electrical, Plumbing and Communication Systems	$99.58	This scope includes removal of existing and major repairs and replacement of mechanical, electrical and plumbing (MEP) systems throughout the arena. Many of the original systems are past their useful life. This includes, but is not limited to: All new pipe, fittings, insulation, valves, instrumentation; Replacing existing air handling equipment and duct work; Replacing existing pneumatic controls to full direct digital control systems; Testing and balancing of new systems; Replacing existing transformers, adding additional circuits and show power; Replacing existing power receptacles and switches throughout the arena; Replacing communication systems: cabling, distributed antenna system, conduits; Complete new LED lighting system with controls and relays; Replace existing sound system including hoists, speakers and acoustic panels; as well as replace aging video production equipment; New domestic water service and converting existing plumbing fixtures to low-flow to meet current building codes and improve sustainability; Replacing sanitary sewer lines, rainwater drain systems, and venting throughout; A significant portion of this scope reflects arena infrastructure improvements critical to the operations and function of any building. The city would fund a majority of these expenses.
Preliminary Total Renovation Cost Estimate	$234.90	